

VALENCIA HIPOTECARIO 2 Fondo de Titulización Hipotecaria

Brief report

Date: 09/30/2011
Currency: EUR

Date of constitution
12/07/2005

VAT Reg. no.
V84530526

Management Company
Europea de Titulización, S.G.F.T

Originator
Banco de Valencia

Servicer
Banco de Valencia

Lead Managers
Bancaja
Deutsche Bank

Bond Underwriters and Placement Agents
Bancaja
Deutsche Bank
Dexia
Fortis Bank

Bond Paying Agent
Banco Cooperativo

Market
AIAF Mercado de Renta Fija

Register of Book Securities
Iberclear

Treasury Account
Banco Santander

Start-up Loan
Banco de Valencia

Swap
Banco de Valencia

Assets Custodian
Banco de Valencia

Fund Auditors
Deloitte (ejercicios 2009 a actual)
Ernst & Young (hasta ejercicio 2008)

Issued securities: Mortgage-Backed Bonds

Bonds issue									
Series ISIN Code	Issue date Nº bonds	Principal outstanding (Bond Unit / Series Total / %Factor)		Interest type Reference rate and margin Payment Date	Interest Rate Next coupon	Redemption		Rating Fitch / Moody's	
		Current	Original			Final maturity (legal)	Next	Current	Original
Series A ES0382745000	12/12/2005 9,095	46,795.09 425,601,343.55 46.80%	100,000.00 909,500,000.00	Floating 3-M Euribor+0.140% 24.Jan/Apr/Jul/Oct	1.7480% 10/24/2011 204.494543 Gross 165.640580 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	10/24/2011 "Pass-Through"	AAA Aa1sf	AAA Aaa
Series B ES0382745018	12/12/2005 212	100,000.00 21,200,000.00 100.00%	100,000.00 21,200,000.00	Floating 3-M Euribor+0.320% 24.Jan/Apr/Jul/Oct	1.9280% 10/24/2011 482.000000 Gross 390.420000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	A+ A2sf	A+ A1
Series C ES0382745026	12/12/2005 94	100,000.00 9,400,000.00 100.00%	100,000.00 9,400,000.00	Floating 3-M Euribor+0.550% 24.Jan/Apr/Jul/Oct	2.1580% 10/24/2011 539.500000 Gross 436.995000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined "Pass-Through" Pro rata deferred start / Sequential	BBB+ Ba1sf	BBB+ Baa3
Series D ES0382745034	12/12/2005 99	100,000.00 9,900,000.00 100.00%	100,000.00 9,900,000.00	Floating 3-M Euribor+3.500% 24.Jan/Apr/Jul/Oct	5.1080% 10/24/2011 1,277.000000 Gross 1,034.370000 Net	01/24/2043 Quarterly 24.Jan/Apr/Jul/Oct	To be determined Due to Cash Reserve reduction	CCCR 2 Csf	CCC- Ca
Total		466,101,343.55	950,000,000.00						

Estimated average life (in years) and maturity according to different hypothesis of constant prepayment rates (CPR)											
		% Monthly CPR (SMM)		0,17		0,34		0,51		0,69	
		% Annual equivalent CPR		2,00		4,00		6,00		8,00	
Series A	With optional redemption *	Average life	Years	6.60	5.85	5.21	4.66	4.19	3.80	3.50	3.23
		Final Maturity	Years	12.26	11.26	10.26	9.26	8.25	7.51	7.00	6.51
	Without optional redemption *	Average life	Years	6.93	6.15	5.49	4.94	4.48	4.08	3.74	3.45
		Final Maturity	Years	16.76	16.01	14.76	13.76	12.76	11.76	11.01	10.26
	With optional redemption *	Average life	Years	12.26	11.26	10.26	9.26	8.25	7.51	7.00	6.51
		Final Maturity	Years	12.26	11.26	10.26	9.26	8.25	7.51	7.00	6.51
Series B	With optional redemption *	Average life	Years	12.26	11.26	10.26	9.26	8.25	7.51	7.00	6.51
		Final Maturity	Years	12.26	11.26	10.26	9.26	8.25	7.51	7.00	6.51
	Without optional redemption *	Average life	Years	18.26	17.21	16.24	15.24	14.24	13.28	12.40	11.58
		Final Maturity	Years	20.52	19.26	18.01	17.26	16.26	15.51	14.51	13.51
	With optional redemption *	Average life	Years	12.26	11.26	10.26	9.26	8.25	7.51	7.00	6.51
		Final Maturity	Years	12.26	11.26	10.26	9.26	8.25	7.51	7.00	6.51
Series C	With optional redemption *	Average life	Years	12.26	11.26	10.26	9.26	8.25	7.51	7.00	6.51
		Final Maturity	Years	12.26	11.26	10.26	9.26	8.25	7.51	7.00	6.51
	Without optional redemption *	Average life	Years	22.31	21.43	20.42	19.45	18.53	17.65	16.77	15.90
		Final Maturity	Years	28.27	28.27	28.27	28.27	28.27	28.27	28.27	28.27
	With optional redemption *	Average life	Years	12.26	11.26	10.26	9.26	8.25	7.51	7.00	6.51
		Final Maturity	Years	12.26	11.26	10.26	9.26	8.25	7.51	7.00	6.51
Series D	With optional redemption *	Average life	Years	12.26	11.26	10.26	9.26	8.25	7.51	7.00	6.51
		Final Maturity	Years	12.26	11.26	10.26	9.26	8.25	7.51	7.00	6.51
	Without optional redemption *	Average life	Years	28.27	28.27	28.27	28.27	28.27	28.27	28.27	28.27
		Final Maturity	Years	28.27	28.27	28.27	28.27	28.27	28.27	28.27	28.27
	With optional redemption *	Average life	Years	12.26	11.26	10.26	9.26	8.25	7.51	7.00	6.51
		Final Maturity	Years	12.26	11.26	10.26	9.26	8.25	7.51	7.00	6.51

* Optional clean up call when the amount of the outstanding balance of the securitised assets is less than 10 per 100 of the initial outstanding balance.
Hypothesis of delinquency and default assumptions of the securitised assets: 0%

Credit enhancement and financial operations

Credit enhancement (CE)						
Current			At issue date			
		% CE				% CE
Series A	91.31%	425,601,343.55	8.88%	95.74%	909,500,000.00	4.31%
Series B	4.55%	21,200,000.00	4.23%	2.23%	21,200,000.00	2.05%
Series C	2.02%	9,400,000.00	2.17%	0.99%	9,400,000.00	1.05%
Series D	2.12%	9,900,000.00		1.04%	9,900,000.00	
Issue of Bonds		466,101,343.55			950,000,000.00	
Reserve Fund	2.17%	9,900,000.00		1.05%	9,900,000.00	

Other financial operations (current)			
Assets	Balance	Interest	
Treasury Account	42,031,764.86	2.008%	
Servicer ppal collect not yet credited	296,693.02		
Servicer ints collect not yet credited	43,171.68		
Liabilities	Available	Balance	Interest
Start-up Loan L/T		0.00	
Start-up Loan S/T		0.00	
Swap collateralized amount	Amount	Credited	
CSA *	0.00		
Cash		14,110,000.00	
Securities		0.00	
* Credit Support Amount in favour of the Fund			

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Collateral: Residential mortgage loans

General		
	Current	At constitution date
Count	7,804	12,241
Principal		
Principal outstanding	452,352,191.79	940,242,690.85
Average loan	57,964.15	76,810.94
Minimum	108.53	3,356.13
Maximum	417,131.49	496,461.58
Interest rate		
Weighted average (wac)	2.62%	3.11%
Minimum	1.92%	1.00%
Maximum	5.25%	5.25%
Final maturity		
Weighted average (WARM) (months)	188	239
Minimum	10/02/2011	01/04/2007
Maximum	01/05/2040	11/05/2035
Index (principal outstanding distribution)		
3-month EURIBOR/MIBOR	0.01%	0.00%
1-year EURIBOR/MIBOR	2.16%	2.05%
1-year EURIBOR/MIBOR (Mortgage Market)	97.80%	97.95%
Mortgage Market: All Institutions	0.03%	0.00%

Prepayments					
	Current month	Last 3 months	Last 6 months	Last 12 months	Historical
Single month. mort. (SMM)	0.19%	0.25%	0.27%	0.28%	0.59%
Annual Percentage Rate (CPR)	2.28%	3.00%	3.24%	3.29%	6.88%

LTV Distribution				
	Current		At constitution date	
	% Pool	% LTV	% Pool	% LTV
0.01 - 10%	1.12	6.76	0.29	7.77
10.01 - 20%	4.46	15.60	1.93	15.83
20.01 - 30%	8.61	25.43	3.82	25.38
30.01 - 40%	13.77	35.37	6.58	35.62
40.01 - 50%	19.58	45.31	10.97	45.35
50.01 - 60%	27.33	55.22	15.89	55.36
60.01 - 70%	24.74	64.56	22.49	65.47
70.01 - 80%	0.41	73.07	38.04	75.26
Weighted average (WALTV)		48.06		60.76
Minimum		0.10		2.08
Maximum		79.88		80.00

Geographic distribution		
	Current	At constitution date
Andalucia	4.76%	4.64%
Aragon	6.83%	6.24%
Asturias		0.00%
Balearic Islands	0.47%	0.41%
Basque Country	0.01%	0.04%
Canary Islands		0.01%
Castilla-La Mancha	0.28%	0.36%
Castilla-Leon	0.02%	0.03%
Catalonia	0.75%	0.77%
Ceuta	0.02%	0.03%
Extremadura	0.02%	0.01%
Galicia		0.01%
La Rioja	0.87%	0.83%
Madrid	6.80%	7.40%
Murcia	13.97%	13.14%
Navarra	0.33%	0.43%
Valencia	64.87%	65.64%

Current delinquency									
Aging	Assets	Overdue debt					Outstanding debt	Total debt	
		Principal	Interest	Other	Total	%		%	% Total debt / Appraisal Value
<i>Delinquencies</i>									
Up to 1 month	326	96,033.24	35,745.03	0.00	131,778.27	5.72	19,736,618.94	19,868,397.21	35.17
from > 1 to ≤ 2 months	173	115,094.13	46,117.22	0.00	161,211.35	6.99	11,904,029.09	12,065,240.44	21.36
from > 2 to ≤ 3 months	176	174,605.52	79,601.90	0.00	254,207.42	11.03	12,484,206.70	12,738,414.12	22.55
from > 3 to ≤ 6 months	15	35,997.46	16,531.80	0.00	52,529.26	2.28	1,508,809.08	1,561,338.34	2.76
from > 6 to < 12 months	15	87,033.29	31,122.34	0.00	118,155.63	5.13	1,470,413.03	1,588,568.66	2.81
from ≥ 12 to < 18 months	20	106,971.80	56,939.66	0.00	163,911.46	7.11	1,791,234.58	1,955,146.04	3.46
from ≥ 18 to < 24 months	15	107,913.00	44,440.49	0.00	152,353.49	6.61	959,624.96	1,111,978.45	1.97
from ≥ 2 years	61	688,064.51	582,848.13	0.00	1,270,912.64	55.14	4,337,275.58	5,608,188.22	9.93
Subtotal	801	1,411,712.95	893,346.57	0.00	2,305,059.52	100.00	54,192,211.96	56,497,271.48	100.00
<i>Doubt debts (subjectives)</i>									
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Subtotal	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	801	1,411,712.95	893,346.57	0.00	2,305,059.52		54,192,211.96	56,497,271.48	47.08